

**ORDINANCE NO. 001130-97**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**TWO TRACTS OF LAND OUT OF LOTS 1, 2, AND 3, BLOCK A, BRAKER POINTE SUBDIVISION, FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR TRACT ONE AND LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-HISTORIC (LI-PDA-H) COMBINING DISTRICT FOR TRACT TWO GENERALLY KNOWN AS THE EDWARD H. ROGERS HOMESTEAD, LOCALLY KNOWN AS 10701, 10801, AND 11101 MO-PAC EXPRESSWAY NORTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14H-00-2177, as follows:

Tract One: From limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district.

Lots 1, 2, and 3, Block A, Braker Pointe Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 101, Pages 326-327, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT the property described below as Tract Two; and

Tract Two: From limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area-historic (LI-PDA-H) combining district.

0.995 acre tract of land out of Lot 3, Block A, Braker Pointe Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

Tract Two generally known as the Edward H. Rogers Homestead, and the Property locally known as 10701, 10801 and 11101 Mo-Pac Expressway North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Development of Tract One shall conform to the site development standards in Exhibit "C" attached to this ordinance.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

**PART 4.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 5.** This ordinance takes effect on December 11, 2000.

**PASSED AND APPROVED**

\_\_\_\_\_, 2000

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§  
§



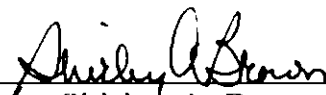
Kirk Watson  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

0.995 ACRES  
BRAKER POINTE  
HISTORICAL ZONING TRACT

FN NO. 00-379(MM)  
October 20, 2000  
BPI NO. 772-02.00

### DESCRIPTION

OF A 0.995 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK "A", BRAKER POINTE SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 101, PAGE 325 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.995 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found at the intersection of the northerly right-of-way line of Braker Lane (R.O.W. varies) with the westerly right-of-way line of the Missouri Pacific Railroad, being the southeasterly corner of Lot 2, Block "A" of said Braker Pointe Subdivision;

**THENCE**, leaving the northerly line of Braker Lane, along the westerly line of said Missouri Pacific Railroad right-of-way, being in part the easterly line of said Lot 2 and said Lot 3, Block A", the following two (2) courses and distances:

- 1) N20°22'35"E, a distance of 365.03 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 3754.86 feet, a central angle of 10°21'39", an arc distance of 678.99 feet and a chord which bears N15°12'57"E, a distance of 678.07 feet to the end of said curve;

**THENCE**, N79°57'53"W, leaving the westerly line of said Missouri Pacific Railroad right-of-way, over and across said Lot 3, a distance of 76.90 feet to the **POINT OF BEGINNING** and southeasterly corner hereof;

**THENCE**, continuing over and across said Lot 3, along the southerly, westerly, northerly and easterly lines hereof, the following ten (10) courses and distances:


- 1) N71°05'21"W, a distance of 145.06 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod found in the northerly line of Braker Lane, same being the southerly line of said Lot 2, bears S10°15'54"W, a distance of 1022.04 feet;
- 2) N18°54'40"E, a distance of 85.00 feet to an angle point;
- 3) N71°05'20"W, a distance of 55.00 feet to an angle point, from which a TxDOT brass disc in concrete found in the northerly line of Braker Lane, same being the southerly line of Lot 1, of said Braker Pointe Subdivision bears S36°53'18"W, a distance of 1130.36 feet;

EXHIBIT A

- 4) N18°54'40"E, a distance of 188.64 feet to the northwesterly corner hereof, from which a TxDOT brass disc in concrete found at the intersection of the easterly right-of-way line of Mopac Expressway North (Loop 1) (R.O.W. varies), with the westerly line of the Missouri Pacific Railroad right-of-way, being the northernmost corner of Lot 4, Block "A" of said Braker Pointe Subdivision bears N11°56'01"E, a distance of 978.07 feet;
- 5) S71°42'36"E, a distance of 48.93 feet to an angle point;
- 6) S78°10'44"E, a distance of 70.50 feet to the northeasterly corner hereof;
- 7) S35°40'40"E, a distance of 33.47 feet to an angle point;
- 8) S07°25'57"W, a distance of 103.63 feet to an angle point;
- 9) S03°06'00"W, a distance of 97.15 feet to an angle point;
- 10) S13°14'20"W, a distance of 68.79 feet to the **POINT OF BEGINNING**, containing an area of 0.995 acres (43,333 sq. ft.) of land, more or less, within these metes and bounds.

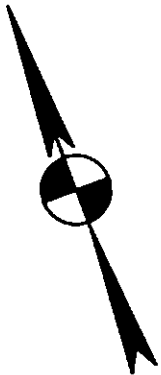
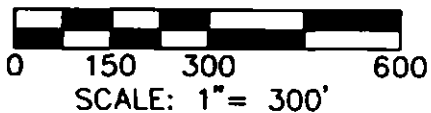
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
MARK J. JEZISEK      DATE 10/20/00  
NO. 5267  
STATE OF TEXAS



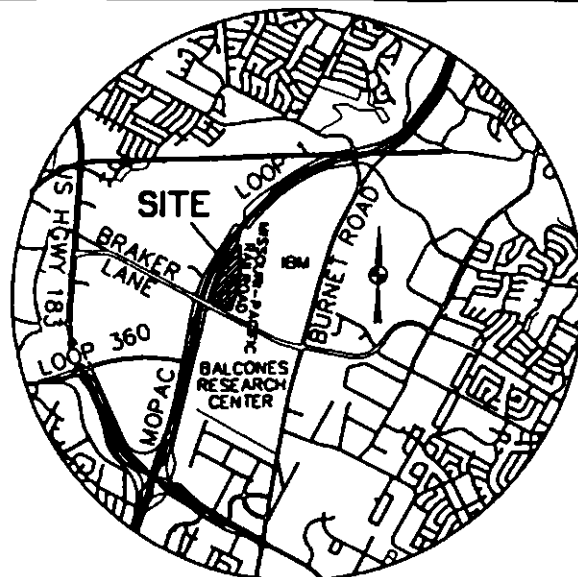
10/20/00



# LEGEND

- TxDOT HWY. MONUMENT  
BRASS DISC FOUND
- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

234.762 ACRES  
JER AUSTIN TECH, L.P.  
DOCUMENT NO. 1999161226



VICINITY MAP  
N.T.S.

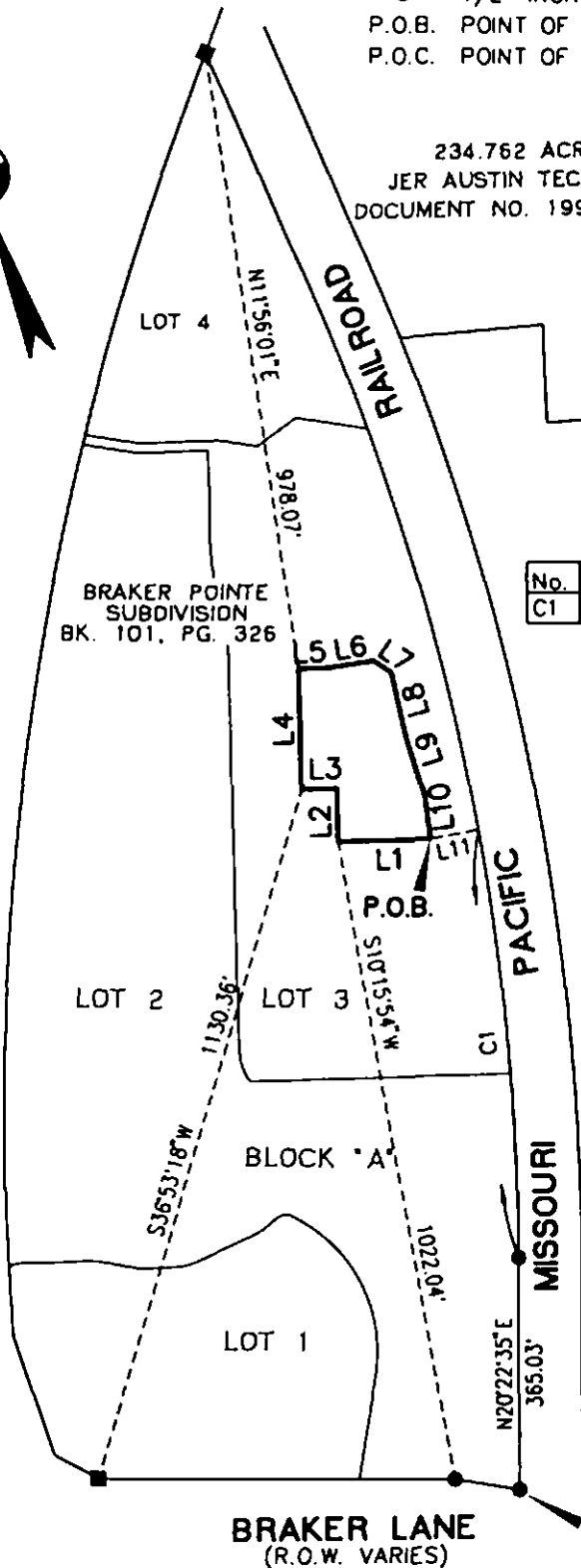
## CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	10°21'39"	3754.86	678.99	678.07	N15°12'57"E

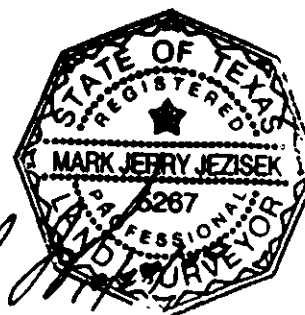
## LINE TABLE

No.	Bearing	Distance
L1	N71°05'21"W	145.06'
L2	N18°54'40"E	85.00'
L3	N71°05'20"W	55.00'
L4	N18°54'40"E	188.64'
L5	S71°42'36"E	48.93'
L6	S78°10'44"E	70.50'
L7	S35°40'40"E	33.47'
L8	S07°25'57"W	103.63'
L9	S03°06'00"W	97.15'
L10	S13°14'20"W	68.79'
L11	N79°57'53"W	76.90'

MOPAC EXPRESSWAY NORTH  
(LOOP 1)  
(R.O.W. VARIES)



70.494 ACRES  
MULTILAYER TEK L.P.  
VOL. 13200, PG. 157

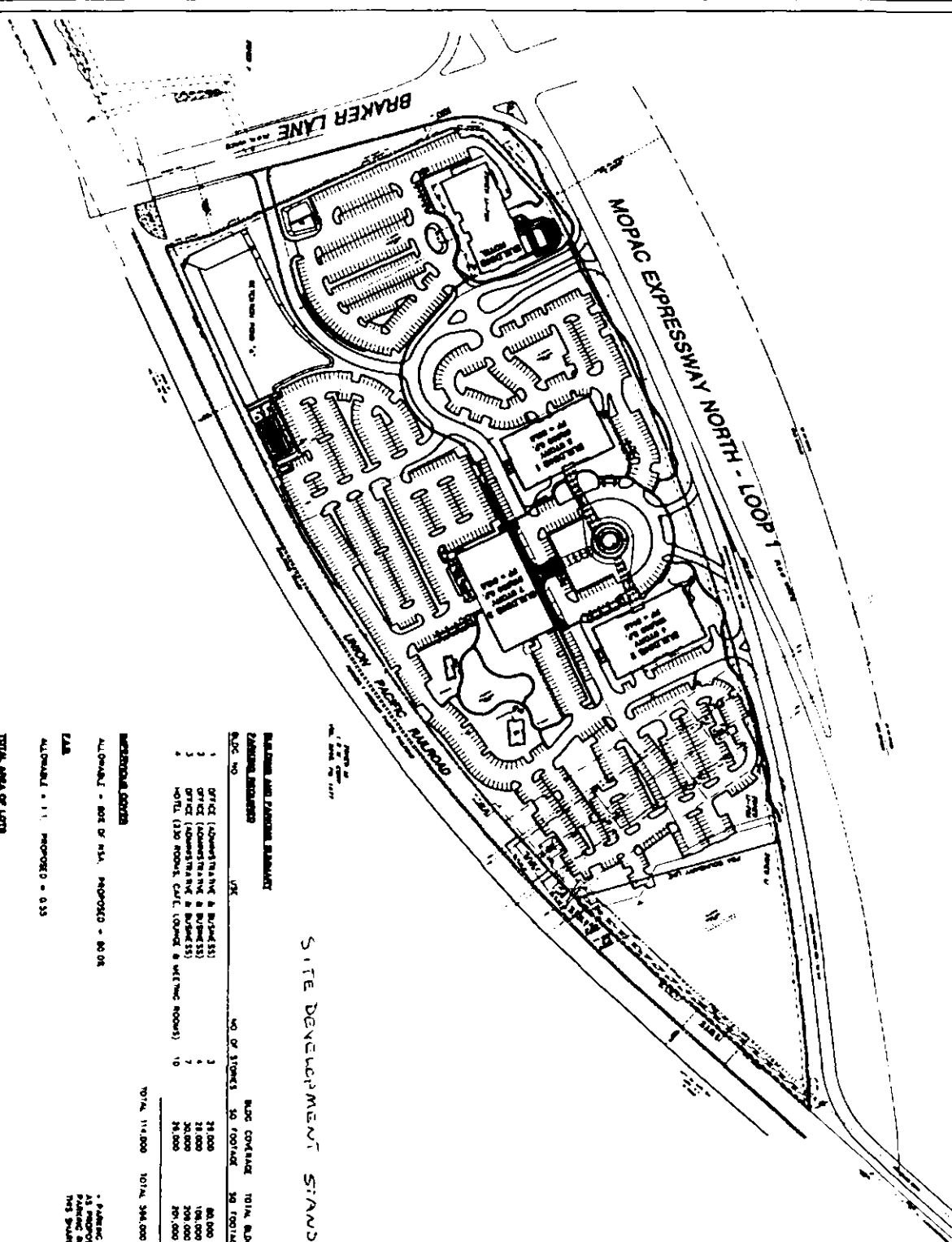


## SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.995 ACRE TRACT OF LAND BEING A PORTION  
OF LOT 3, BLOCK "A" BRAKER POINTE SUBDIVISION, OF  
RECORD IN BOOK 101, PAGE 326 OF THE PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS.

CARR AMERICA  
REALTY CORP.

**Bury+Partners, Inc.**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/328-0011 Fax 512/328-0325  
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### SITE DEVELOPMENT STANDARDS

BUILDING AND PARKING SUMMARY		TOTAL BLDG		TOTAL BLDG		TOTAL BLDG	
BLDG NO.	USE	NO OF STORIES	BLDG COVERAGE SQ FOOTAGE	TOTAL BLDG SQ FOOTAGE	BLDG HEIGHT (FT)	PARKING SPACES	PARKING REQUIRED
1	OFFICE (ADMINISTRATIVE & BUSINESS)	2	28,000	56,000	54	1,200	287
2	OFFICE (ADMINISTRATIVE & BUSINESS)	2	28,000	108,000	73	1,200	333
3	OFFICE (ADMINISTRATIVE & BUSINESS)	2	28,000	108,000	73	1,200	333
4	HOTEL (120 ROOMS, CAFE, LOBBY & MEETING ROOMS)	10	28,000	280,000	117	-	378
TOTAL 114,000				TOTAL 568,000			TOTAL 1,098

**PERCENTAGE COVER**  
 ALLOWABLE - 80% OF MAX. PROPOSED - 80.0%

**FAR**  
 ALLOWABLE - 1.1. PROPOSED - 0.35

**TOTAL AREA OF LOT**  
 TOTAL = 29,407 AC. = 1,362,788 SQ. FT.

\* PARKING IS SUBJECT TO SQUARED PARKING ANALYSIS  
 AS REQUIRED BY DOW & ASSOCIATES  
 PARKING REQUIREMENTS MAY BE REDUCED BASED ON  
 THIS SQUARED PARKING PLAN

**BRAKER POINT  
 MOPAC AT BRAKER LANE**

**CARRAMERICA REALTY CORPORATION**

EXHIBIT C

**Bury+Partners**  
 Consulting Engineers and Surveyors  
 10000 N. 10th Ave., Suite 100  
 Scottsdale, AZ 85260

PLANNING SCALE 1" = 1' DATE PLANNED 05/15/00 PREPARED BY J. BURTON CHECKED BY J. BURTON REVIEWED BY J. BURTON PROJECT NO. 775-00-30	SHEET 1 OF 1
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